CLARK COUNTY FINAL RATIO STUDY REPORT
September 15, 2015

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	95,132,400	19.63	484,627,611	
REAL ESTATE (COMMERCIAL)	49,048,240	20.98	233,763,416	
REAL ESTATE (VACANT)	24,553,800	20.00	122,769,000	
TOTAL REAL ESTATE	**168,734,440**	**20.06**	**841,160,027**	
REAL ESTATE AGRICULTURAL VALUE	32,554,940	20.00	162,774,700	
PERSONAL (AUTO/OTHER)	37,307,547	19.96	186,878,666	
BUSINESS PERSONAL	32,892,444	20.00	164,462,220	
GRAND TOTAL	271,489,371		1,355,275,613	20.03

OVERALL RATIO STUDY			Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE		RESIDENTIAL IMPROVED	212	19.63	19.05	20.17	11.80	1.03
		COMMERCIAL IMPROVED	32	20.98	19.01	22.84	17.20	0.98
		VACANT LAND	43	20.00	19.55	20.64	12.00	1.02
AGRICULTURAL			100	20.00	20.00	20.00	0.40	1.00
PERSONAL (AUTO/OTHER)			40	19.96				
BUSINESS PERSONAL			25	20.00	20.00	20.00	0.60	0.97

	RATIO STUDY BREAKDOWN BY MARKET AREA						
MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
CLARK	RESIDENTIAL IMPROVED	212	19.63	19.05	20.17	11.80	1.03
	VACANT LAND	43	20.00	19.55	20.64	12.00	1.02
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RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
CITY										
Amity	6	18.99	1	15.20	4	22.29	0		0	
Arkadelphia	130	19.80	19	20.00	14	19.63	0		25	20.00
Caddo Valley	8	20.83	6	20.00	4	22.86	0		0	
Gum Springs	0		1	25.00	1	21.57	0		0	
Gurdon	20	20.20	1	20.00	6	23.07	0		0	
Okolona	1	26.45	0		0		0		0	
Rural	46	18.57	15	20.00	3	19.28	100	20.00	0	
Whelen Springs	1	15.30	0		0		0		0	

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
SCHOOL DISTRICT										
Arkadelphia	171	19.557	37	20.00	22	20.477	26	20.00	25	20.00
Bismarck	0		0		0		1	20.00	0	
Centerpoint	8	17.532	3	16.67	4	22.29	23	20.00	0	
Gurdon	32	20.82	2	20.40	6	23.071	22	20.00	0	
South Pike County	1	18.535	1	24.64	0		28	20.00	0	

OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AB Agri Bldg Only	8
AI Agri Improved	1,862
AM Agri Miscellaneous	311
AV Agri Vacant	7,454
CA Commercial/Agri Vacant	2
CB Commercial Bldg Only	58
CG Commercial/Agri Improved	34
CI Commercial Improved	627
CM Commercial Miscellaneous	43
CP Commercial MH Park	18
CR Commercial/Residential	25
CT Comm Transitional Land	2
CV Commercial Vacant	159
ER Exempt Religious	1
EX Exempt	1,699
IG Industrial/Agri Improved	1
II Industrial Improved	5
MH Mobile Home Only	850
MN Minerals Non-Producing	270
PS Public Service	70
RB Residential Bldg Only	98
RI Residential Improved	6,463
RM Residential Miscellaneous	153
RV Residential Vacant	3,616
VP Voided Parcel	5,511

DEED TYPE CODES	
Deed Type	Count
Blank	3,141
AD	30
AF	38
CD	95
CP	4
CR	94
CT	35
DA	25
EX	76
FD	33
LD	80
MD	24
PA	213
QC	931
RD	292
RV	1
SW	297
TD	200
WD	1,655

VALIDATION CODES	
Validation Code	Count
Blank	5,708
AL	398
AP	52
AS	17
CH	10
CS	31
CT	1
DT	1
ES	9
FI	35
FS	18
GO	4
MH	49
MU	41
OT	1
PI	5
PP	2
QS	218
RL	55
UV	147
VA	38
VS	424

Residential Improved		
	# of total parcels	5,528
	# of sold parcels	972
	# of Neighborhoods	15
	Avg # of parcels per neighborhood	369
	Avg # of sales per neighborhood	65
	# of Market Areas	1
	Avg # of parcels per market area	5,528
	Avg # of sales per market area	972

Vacant Land		
	# of total parcels	3,466
	# of sold parcels	551
	# of Neighborhoods	29
	Avg # of parcels per neighborhood	120
	Avg # of sales per neighborhood	19
	# of Market Areas	1
	Avg # of parcels per market area	3,466
	Avg # of sales per market area	551

Commercial Improved		
	# of total parcels	639
	# of sold parcels	145
	# of Neighborhoods	19
	Avg # of parcels per neighborhood	34
	Avg # of sales per neighborhood	8
	# of Market Areas	1
	Avg # of parcels per market area	639
	Avg # of sales per market area	145

*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

*Counts are based on data before statistical trimming takes place for the ratio study.

Sold vs. Unsold Analysis
(Real Estate)

		Parcel Count	Median % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	4,229	99.93%	99.39%		
	Sold	183	100.23%	100.83%	98.80%	Pass - No meaningful difference found between sold and unsold parcel.
	Difference		0.30%	1.44%		
Commercial Improved	Unsold	473	100.19%	99.40%		
	Sold	30	98.95%	95.98%	61.30%	Pass - No meaningful difference found between sold and unsold parcel.
	Difference		1.24%	3.42%		
Vacant Land	Unsold	2,338	100.00%	98.87%		
	Sold	32	100.00%	99.28%	97.50%	Pass - No meaningful difference found between sold and unsold parcel.
	Difference		0.00%	0.41%		

*Differences of 5% or more in value change between sold and unsold parcels that are significant at or above the 95% confidence level can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (10% or more depending on the number of sales and data distributions) indicate unacceptable differences.